

IN RE: PETITION FOR VARIANCE
N/S Reisterstown Road, 540' SE of
the c/l High Falcon Road
(11275 Reisterstown Road)
4th Election District
3rd Councilmanic District

Leonard Stoler
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-201-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Leonard Stoler, through his attorney, Marvin I. Singer, Esquire. The Petitioner seeks relief from Section 238.2 of the Baltimore County Zoning Regulations to permit a side yard setback of 0 feet in lieu of the required 30 feet for a proposed 52' x 13' addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Barry Stoler, Edwin S. Howe, Professional Engineer who prepared the site plan of the property, and Marvin I. Singer, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 4.04 acres, more or less, zoned B.R. and is the site of the Len Stoler Automobile Dealerships, comprised of Lexus, Chrysler, Ford, Plymouth, Porche and Audi vehicles. The Petitioner is desirous of constructing a small, 680 sq.ft., addition to the southeast side of the existing Chrysler Building, identified as 11309 Reisterstown Road, just south of High Falcon Road. The proposed addition will house parts and supplies for the Chrysler automobiles sold from this site. However, the existing building is located on two separate parcels, one of which is owned by Colonial Stoler Partnership,

ORDER RECEIVED FOR FILING

Date

By

and the other, owned by Len Stoler, Inc. Thus, the variance relief being requested is from an interior lot line separating two properties owned or controlled by the Stoler family.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. Given the overall development of the site, and the fact that the variance is from an interior lot line, I am persuaded to grant same. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

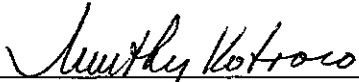
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of January, 1999 that the Petition for Variance seeking relief from Section 238.2 of the Baltimore County Zoning Regulations to permit a side yard setback of 0 feet in lieu of

ORDER RECEIVED FOR FILING
Date 1/14/99
By [Signature]

the required 30 feet for a proposed 52' x 13' addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/3/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 14, 1999

Marvin I. Singer, Esquire
10 East Baltimore Street, Suite 901
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
N/S Reisterstown Road, 540' SE of the c/l High Falcon Road
(11275 Reisterstown Road)
4th Election District - 3rd Councilmanic District
Leonard Stoler - Petitioner
Case No. 99-201-A

Dear Mr. Singer:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Leonard Stoler
11275 Reisterstown Road, Owings Mills, Md. 21117

People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11275 Reisterstown Road

which is presently zoned Br

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 238.2. to permit 0' side yard setback in lieu of required 30' setback

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attached Statement

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

MARVIN I. SINGER

(Type or Print Name)

Signature

Suite 901

10 East Baltimore St. (410) 685-1111

Address Phone No

Baltimore Md. 21202

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

LEONARD STOLER

(Type or Print Name)

Signature

(Type or Print Name)

Signature

11275 Reisterstown Rd. (410) 356-7000

Address Phone No

Gwynns Mills, Md. 21117

City State Zipcode
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

99-201-A

ORDER RECEIVED FOR FILING

Date

By

Drop Off
12 Review
11/10/98



STATEMENT TO ACCOMPANY PETITION FOR VARIANCE

To permit the construction of an automotive parts storage addition (52' x 13') to existing building as required by Petitioner's manufacturer/franchisor, which is to extend across the property line of the adjacent property, in common ownership. No other location on the site may be utilized as an addition to the existing building due to its construction and configuration. Further, the variance is required because of the nature of the site, its size, characteristics, location and topography, which would result in practical difficulty and unreasonable hardship.

CERTIF RECEIVED FOR FILING
Date 1/13/99
BY [Signature]

**BILDING ADDITIONS FOR COLONIAL- STOLER PARTNERSHIP
And LEN STOLER, INC.**

COLONIAL- STOLER PARTNERSHIP

DESCRIPTION OF PROPERTY

OWNER / APPLICANT : COLONIAL- STOLER PARTNERSHIP
11275 REISTERSTOWN ROAD
OWINGS MILLS, MARYLAND 21117
TELEPHONE: (410) 356-7000

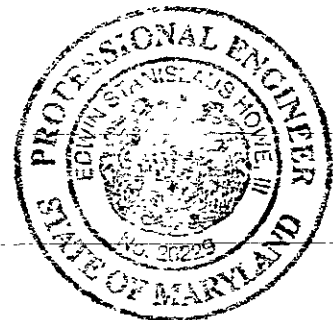
PROPERTY LOCATION: 11309 – 11311 REISTERSTOWN ROAD
OWINGS MILLS, MD 21117

ELECTION DISTRICT: 4

Beginning for the same on the north side of a Reisterstown Road (66' Right-of-Way which is at a distance of 540' \pm Southeasterly of intersection Reisterstown Road with Highfalcon Road (70' Right-of-Way)

1. North 14degrees 15 minutes 00 seconds West 278.16 feet
2. North 16 degrees 00 minutes20 seconds East 200.00 feet
3. South 45 degrees 36 minutes 00 seconds East 238.11feet
4. North 44 degrees 23 minutes 10 seconds East 116.74 feet
5. South 70 degrees 00 minutes 20 seconds East 95.05 feet
6. South 66 degrees 48 minutes 25 seconds East 78.77 feet
7. South 66 degrees 48 minutes 25 seconds East 139.17 feet
8. South 66 degrees 47 minutes 50 seconds East 264.79 feet
9. South 47 degrees 10 minutes 25 seconds West 539.64 feet

To the place of beginning, containing 4.04 acres of land more or less, as recorded in Deed 8214, Page 267.



99-201-A

DESCRIPTION OF PROPERTY

OWNER / APPLICANT : LEONARD STOLER
 11275 REISTERSTOWN ROAD
 OWINGS MILLS, MARYLAND 21117
 TELEPHONE: (410) 356-7000

PROPERTY LOCATION: 11275 REISTERSTOWN ROAD,
 OWINGS MILLS, Maryland 21117

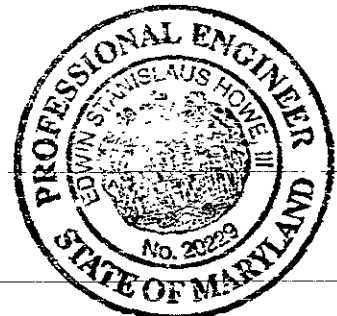
ELECTION DISTRICT: 4

LEONARD STOLER

Beginning for the same on the north side of a Reisterstown Road (66' Right-of-Way which is at a distance of 540' ± Southeasterly of intersection Reisterstown Road with Highfalcon Road (70' Right-of-Way)

1. North 46 degrees 21 minutes 10 seconds East 537.14 feet
2. South 66 degrees 54 minutes 20 seconds East 364.13 feet
3. South 43 degrees 54 minutes 20 seconds West 322.75 feet
4. South 46 degrees 25 minutes 00 seconds East 196.89 feet
5. South 45 degrees 57 minutes 00 seconds West 25.02 feet
6. North 46 degrees 25 minutes 00 seconds West 132.00 feet
7. North 46 degrees 25 minutes 00 seconds West 69.50 feet
8. South 45 degrees 22 minutes 00 seconds West 330.38 feet
9. North 44 degrees 07 minutes 20 seconds West 349.60 feet

To the place of beginning, containing 5.05 acres of land more or less, as recorded in Deed 5381, Page 486.



**NOTICE OF ZONING
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-201-A
11275 & 11309-11311 Reisterstown Road
NE/S Reisterstown Road between Kingsley and High Falcohn Roads
4th Election District
3rd Councilmanic District
Legal Owner(s): Leonard Stoler (11275) & Colonial Stoler Partnership (11309-11311)

Variance: to permit a zero foot side yard setback in lieu of the required 30-foot setback.
Hearing: Wednesday, December 23, 1998 at 9:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

12/982 Dec. 3 C277170

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/3/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/3/, 1998.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

**BALTIMORE COUNTY, MA .AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 061031

DATE 11/10/98 ACCOUNT 001-6150
AMOUNT \$ 500.00 (WCR)

RECEIVED FROM: Marvin I Singer

FOR: 2 COMMERCIAL VARIANCES
11275 & 11309-11311 Reisterstown Road
Drop-Off — No Review Case #99-201-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
11/12/1998	11/10/1998	15:45:05
REF MS03 CASHIER PMS PEN DRAWER		
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	065641	OFF
CR NO.	061031	
		500.00 CHECK
Baltimore County, Maryland		

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

for
12/23

RF Case No 99-201-A

Petitioner/Developer LEN STOLER, ETAL

M. SINGER, ETAL

Date of Hearing Closing 12/23/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #11309 etc. REISTERSTOWN
RD. 2 SIGNS

The sign(s) were posted on 12/2/98
(Month, Day, Year)

Sincerely,

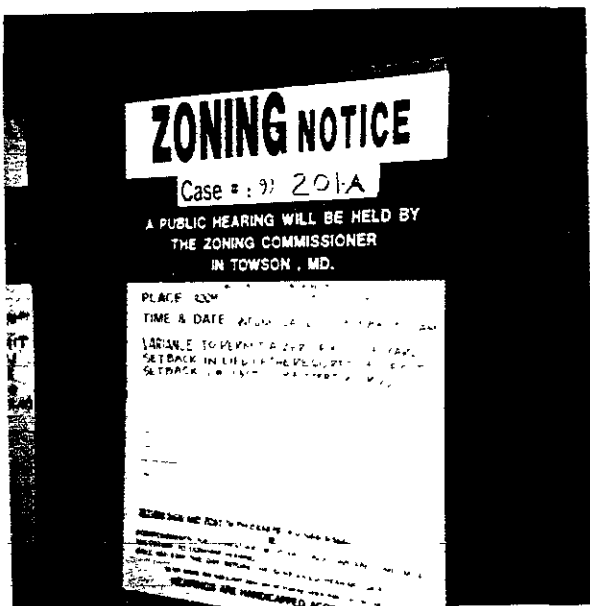
Patrick M O'Keeffe 12/5/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



(2) 99-201-A
LEN STOLER (M. SINGER)
#11309 etc. Reisters. 12/23/98.

RE: PETITION FOR VARIANCE
11275 & 11309-11 Reisterstown Road, NE/S
Reisterstown Rd betw Kingsley and High Falcon Rds,
4th Election District, 3rd Councilmanic

Legal Owners: Leonard Stoler and
Colonial Stoler Partnership

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-201-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Marvin I. Singer, Esq., , 343 N. Charles Street, Baltimore, MD 21201, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
December 3, 1998 Issue – Jeffersonian

Please forward billing to:

Marvin I. Singer, Esquire 410-685-1111
10 East Baltimore Street
Suite 901
Baltimore, MD 21202

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-201-A

11275 & 11309-11311 Reisterstown Road

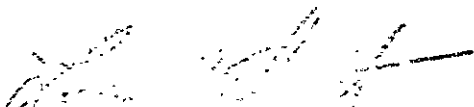
NE/S Reisterstown Road between Kingsley and High Falcoln Roads

4th Election District – 3rd Councilmanic District

Legal Owner: Leonard Stoler (11275) & Colonial Stoler Partnership (11309-11311)

Variance to permit a zero foot side yard setback in lieu of the required 30-foot setback.

HEARING: Wednesday, December 23, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 10, 1998

Marvin I. Singer, Esquire
10 East Baltimore Street
Suite 901
Baltimore, MD 21202

Dear Mr. Singer:

RE: Drop-Off Petition, 11275 & 11309-11311 Reisterstown Road, Case #99-201-A

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office. **There must be two identical signs posted – one on each property.**

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-201-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT A ZERO FOOT
SIDE YARD SETBACK IN LIEU OF THE
REQUIRED 30-FOOT SETBACK.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TWO SIGNS — ONE
FOR EACH PROPERTY



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 17, 1998

Marvin I. Singer, Esq.
10 E. Baltimore Street, Suite 901
Baltimore, MD 21202

RE: Item No.: 201
Case No.: 99-201-A
Location: 11275 and 11309
Reisterstown Road

Dear Mr. Singer:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 10, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



12/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: December 9, 1998

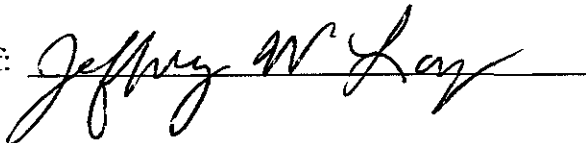
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 196, 198, 201, and 208

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 8, 1998

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 30, 1998
Items Nos. 198, 201, 202 and 203

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZONE1130.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 7, 1998
Permits and Development Management

FROM: R. Bruce Seeley, Project Manager *rm*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: November 23, 1998

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 198
200
201
202
203

If there are any questions regarding these items, please contact me at ext. 5859.



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: LEONARD STOLER (11275) AND COLONIAL STOLER
PARTNERSHIP (11309) - 201

Location: DISTRIBUTION MEETING OF November 23, 1998

Item No.: 201 Zoning Agenda:

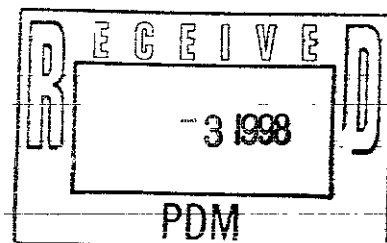
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.20.91

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 201 WCR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

to Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



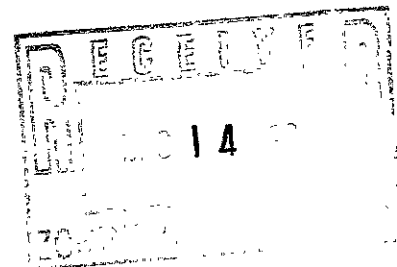
Baltimore County
Department of Permits and
Development Management

12/23 ZC
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

410-887-3391

December 10, 1998

Marvin I. Singer, Esquire
Suite 901
10 East Baltimore Street
Baltimore, Maryland 21202



Dear Mr. Singer:

RE: 11275 & 11309-11311 Reisterstown Road, Zoning Case #99-201-A,
4th Election District

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Need printed name or typed name of person signing for legal owner on both petition forms.

If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:cjs

Enclosure (receipt)

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 19, 1998

Marvin I. Singer, Esquire
Suite 901
W. R. Grace Building
10 East Baltimore Street
Baltimore, Maryland 21202

Dear Mr. Singer:

RE: Conditional Agreement, 11275 and 11309 Reisterstown Road, 4th Election District

Enclosed please find a provisional approval form for your client's signature. This completed form must be presented to myself or W. Carl Richards for final approval when applying for a building permit.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joe Merrey", written over the typed name.

Joseph C. Merrey
Planner II
Zoning Review

JCM:cjs

Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



PROVISIONAL APPROVAL
PERMIT NUMBER: _____

Date: _____

Location: 11275 + 11309 REISTERSTOWN ROAD

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions**:

- ☒ Owner has filed for a public hearing, Item # 201.
- ☐ Owner must file for a public hearing within ____ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

WCR
ZONING STAFF

DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner _____ Signed - Contract Purchaser _____
Printed Name _____ Printed Name _____
Address _____ Address _____

Work Phone # _____ Work Phone # _____
Home Phone # _____ Home Phone # _____

LAW OFFICES
MARVIN I. SINGER
SUITE 901
W.R. GRACE BUILDING
10 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202

(410) 685-1111

11/16/98
8
TO JACK
OK
To: JCm
Hold for permit
Have owner signs
+ complete form
for permit + H.f.ite
11/17/98
FACSIMILE
(410) 625-4709
ua

November 13, 1998

Mr. Arnold Jablon
Director, Department of Permits
& Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 11275 and 11309 Reisterstown Road

Dear Mr. Jablon:

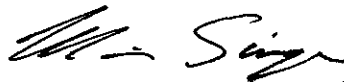
In accordance with our recent conversation, this letter is a formal request for conditional approval to construct an automotive parts storage addition (52' x 13') to the existing building at 11309 Reisterstown Road, as required by petitioner's manufacturer/franchisor. The difficulty is that the building would extend across the property line of the adjacent property, in common ownership, but not identical ownership. Specifically, one lot is owned by Leonard Stoler and the other by Colonial Stoler Partnership, of which he is a partner.

While efforts are being made to consolidate ownership, certain problems have arisen which will delay that. In the interim the manufacturer is insisting on prompt construction. Accordingly, a variance has been requested for each of the properties so as to eliminate the side yard setback requirement of 30' along the common boundary line (although as to one of the properties the setback is only 1' as a result of approval of a prior variance).

It is understood that conditional approval, if granted, would cease to be operative in the event the variances are not granted or if the two properties do not come into common ownership. The owners further acknowledge that any construction undertaken pursuant to the conditional approval is subject to these conditions.

The granting of conditional approval would alleviate the hardship arising from this unique, but temporary situation. Thank you for your consideration of this request.

Sincerely,



Marvin I. Singer

MIS:pmb

cc: Leonard Stoler
Rob Hanna
Ned Howe

RECEIVED
NOV 16 1998

198-5152

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MARVIN L. SINGER

10 E. BALTIMORE ST. - Suite 901

Baltimore, Md. 21202

BARRY STORER

10513 BURNSIDE AVE

OWING Mills MD 21117

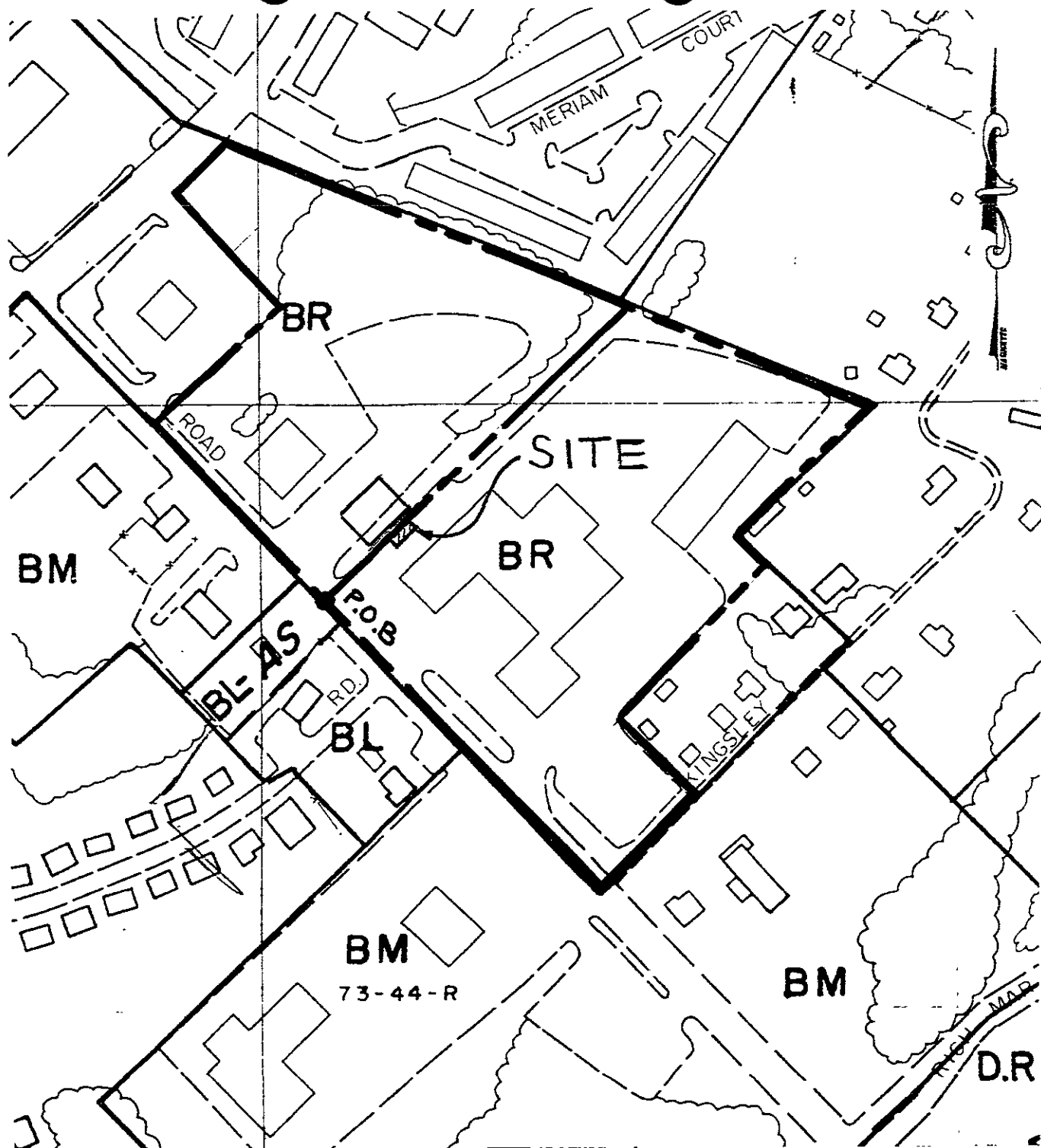
EDWIN S. HOWE P.E.

3104 TIMONIOUS LANE

SUITE 101

BALT., MD 21244 410-281-0033





**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP N.W. 13-1 (COPY)**

KCW Consultants, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3104 TIMANUS LANE, SUITE 101
BALTIMORE, MARYLAND 21244
TELE: (410) 281-0033
FAX: (410) 298-0604

**PLAT TO ACCOMPANY VARIANCE REQUEST
COLONIAL STOLER PARTNERSHIP
LEONARD STOLER**

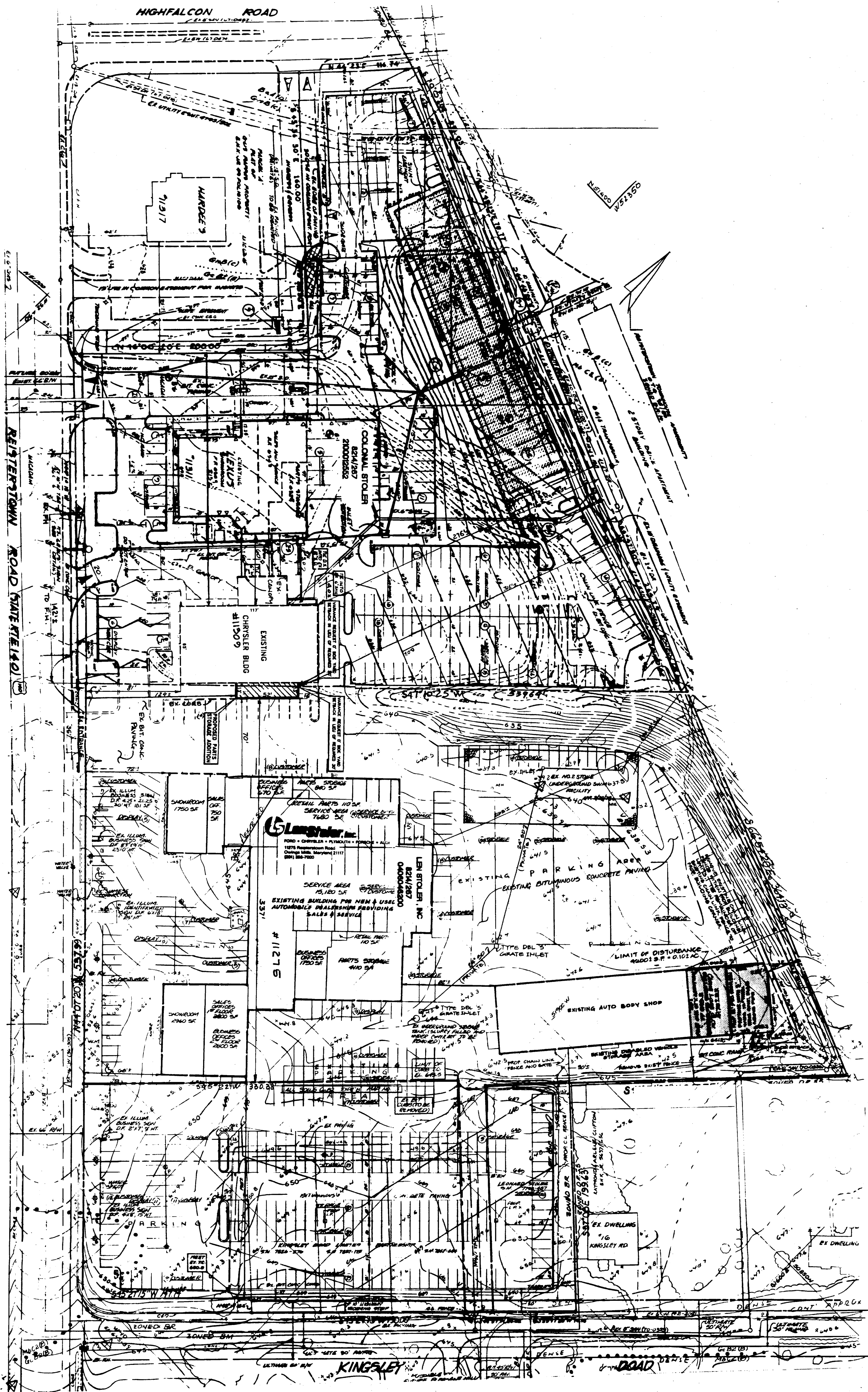
11309, 11275 REISERSTOWN ROAD (STATE RTE. 140)

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 200'

ELECTION DISTRICT - 4
COUNCILMATIC DISTRICT C5

DATE: OCTOBER 1, 1998

99-201-A



KCW Consultants, Inc. CIVIL ENGINEERS AND LAND SURVEYORS 3104 TIMANUS LANE, SUITE 101 BALTIMORE, MARYLAND 21244 TELE: (410) 281-0033 FAX: (410) 298-0604	APPLICANT COLONIAL STOLTER PARTNERSHIP 11275 REISTERSTOWN ROAD OWINGS MILLS, MARYLAND 21117 Attn: LEN STOLTER Tele: (410) 356-7000	APPLICANT LEONARD STOLTER 11275 REISTERSTOWN ROAD OWINGS MILLS, MARYLAND 21117 Attn: LEN STOLTER Tele: (410) 356-7000	<table><tr><th colspan="2">REVISIONS</th></tr><tr><th>DATE</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table> <table><tr><td>KCW LO: 88235x</td><td>SCALE: 1" = 30'</td></tr><tr><td>DESIGNED: Z.M.F.</td><td>DRAWN: Z.M.F.</td></tr><tr><td>CHECKED: DATE: OCT. 28, 1998</td><td>DATE: OCT. 28, 1998</td></tr><tr><td>DRAWING NO. G-2</td><td> </td></tr></table>	REVISIONS		DATE	DESCRIPTION																			KCW LO: 88235x	SCALE: 1" = 30'	DESIGNED: Z.M.F.	DRAWN: Z.M.F.	CHECKED: DATE: OCT. 28, 1998	DATE: OCT. 28, 1998	DRAWING NO. G-2		PLAT TO ACCOMPANY VARIANCE REQUESTS STOLTER PROPERTIES 11275, 11311 REISTERSTOWN ROAD BALTIMORE COUNTY, MARYLAND SCALE: 1" = 50' ELECTION DISTRICT - 4 COUNCILLMANIC DISTRICT C3 SHEET 2 OF 2
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